

Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments - Other

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
|---------------|--------------|---|----------|--|---------------|-------------------|------------------------------|
| 2026-06-03 | 22:28 | Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments | Other | There is a huge area that is excluded from the proposed villages plan in Kitsilano. This same area I’m referring to is also excluded from the Broadway Plan as well. The area is north of W 12 Ave, west of Vine Street and up to Macdonald Street. Especially in light of future UBC skytrain expansion along W Broadway with a station proposed at Macdonald Street, is there a reason this area is specifically excluded? Is this area part of future planning work? It would seem to be appropriate to include this area as part of the Villages plan. | Gary Khind | Dunbar-Southlands | |
| 2026-06-05 | 10:16 | Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments | Other | I support the village concept and believe it could be a great addition to our neighbourhood. However, parking must be part of the conversation. The attached photo of 15th at Macdonald shows that street parking is already at capacity (the truck on the right will likely be ticketed for being too close to the intersection). Residents in this area circle every night to find parking near their homes. As density increases, parking demand will increase as well. While many residents will use transit, it is not realistic to assume that everyone will. A successful village plan should include a strategy to address this reality. | Lisa Phillips | Kitsilano | Attachment 1 |

Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments - Other

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
|---------------|--------------|---|----------|--|--------------------|--------------------------|--|
| 2026-06-24 | 15:54 | Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments | Other | <p>The Village density and proposed residential boundary is predicated on the idea of a high street along 33 Ave. The viability of a high street in this location however seems unlikely, based on three factors.</p> <p>First, the Village Retail Opportunity Projections (Urban Systems 20206) recommends retail expansion along Fraser Street and “do not recommend retail along this portion of E 33rs however, given that this would result in over-designation of retail capacity, and may draw away from building out the retail node around the existing grocery anchor” (on Fraser Street). If staff and Council determines that mixed uses in this area are in fact viable despite the consultant recommendations, it is not clear what the basis is for this. Residents should have the benefit of knowing that the high street is viable and realistic under the the foreseeable market conditions before neighbourhood-wide city-initiated rezoning of the residential areas.</p> <p>Second, the proposed high-street along 33rd falls under the Secured Rental Policy and Policy 2.4.3 leaves mixed uses along the high street as optional for the most part. As a result, recently approved rezoning of two large amalgamated sites that spans an entire block from 807-883 E 33rd (25% of the total proposed high street in the area) now omit any commercial mixed uses to support a high street where “residents in the village can meet their daily needs”. The new character being establishes as a result, achieves the opposite of the vibrant high street that the village plan envisions – ground floor residential units behind hedges and large unwelcoming facades will soon make up a quarter of the envisioned village high street. The Secured Rental Policy should be amended to require mixed uses and an animated street front aesthetic for areas where the Secured Housing Policy overlaps with a Village high street, such as in this neighbourhood. Imagery of the new development along the emerging high street is included for Council reference.</p> <p>Third, one of the major concerns for the neighbourhood has been impacts on 33 Ave. While 33 Ave is an arterial, it is unlike a typical arterial in this location – currently characterised as a relatively slow-moving or backed-up arterial with only single lane traffic in each direction. The rezoning for both the Fraser/33 Ave and adjoining Knight/33 Ave village will combine into a very large village that cumulatively adds significant capacity pressure along 33 Ave. To date, a traffic impact study has not been shared with residents and so it is not clear if the impacts of the proposed high-street addition and added density has been evaluated and addressed. Imagery is attached of traffic along 33 Ave on a typical afternoon.</p> <p>In conclusion, approving rezoning that add residential density in the absence of a viable high street for the Faser/33 village, will fail to implement (and work counter to) the Vancouver ODP’s Direction FG1.8: to “strengthen low-density residential neighbourhoods by adding shops, services, and housing choice to provide more complete, inclusive, and resilient neighbourhoods.” I support the concept of a vibrant walkable village with added density, but a blanket city-initiated rezoning of the residential neighbourhood should only be implemented if Council is confident that the 33 Ave high street for this village can:</p> <ol style="list-style-type: none"> 1) be viable under foreseeable market conditions, 2) integrate mixed uses and animated streetfronts alongside Secured Rental Policy objectives, and 3) accommodate added traffic demands along the single lane arterial. | Lourette Swanepoel | Kensington-Cedar Cottage | Attachment 1 Attachment 2 Attachment 3 Attachment 4 Attachment 5 Attachment 6 |

| | | | | | | | |
|------------|-------|---|-------|--|----------------------|--------------------------|--|
| 2026-06-28 | 21:42 | Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments | Other | <p>I do suppose the plan BUT there needs to be some requirements in place. Currently it appears it is a free-for-all with developers Building large boxes on lots that have no garden space, no character, and questionable building quality. We must not have a repeat of The monster homes for 1990. There must be certain requirements to preserve certain setbacks, maintenance of a mature tree Canopy And at least some design elements to preserve some character to the space. I am not opposed to that And the creation of 4-6 story buildings along certain spaces in Vancouver, but it must be done with some respect and some quality measures.</p> | Alexandros Alexiadis | Dunbar-Southlands | |
| 2026-06-29 | 17:12 | Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments | Other | <p>Writing in from a local developer.</p> <p>While we support The Villages Plan and its move to pre-zone sites to reduce development time and associated costs, we are writing to flag a few concerns that, as drafted, run counter to the policy's goals.</p> <p>Mixed-Use West-Side Sites: While 100% residential sites on the west side carry no below-market requirement, those with a commercial component do. The economics of residential rental and mixed-use rental are not sufficiently different to justify that distinction. The philosophy that higher revenues on the west side can support additional below-market requirements is countered by the fact that these locations carry the highest land costs in the City. Across our region, the value of detached homes is on par with, if not greater than, that of development land. With the added requirements, there isn't enough density lift to offset a portion of the floor area being rented at a discount and cross-subsidized by the remaining market units — so projects simply don't pencil. These mixed-use centres are the heart of each planning area; constraining their economics will limit redevelopment and produce neighbourhoods that fall short of what the plan envisions.</p> <p>Strata Density: On the same lot, the higher rental FSR will yield the greatest land residual, so sites will be traded and developed as rental-only. This will create single-tenure neighbourhoods rather than the mix the plan envisions, excluding households seeking ownership. Strata developments face challenging financing requirements, so where opportunities to develop such housing types exist, they will be discouraged by policy. Tenure-neutral density also lets the market decide which tenure is viable, speeding the delivery of new housing.</p> <p>We ask Council and Staff to review and amend the policy so that (1) west-side mixed-use can proceed as 100% market rental, and (2) strata developments are allowed the same density as rental.</p> <p>Thank you for considering these comments.</p> | Ben Renner | Downtown | |
| 2026-07-03 | 20:48 | Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments | Other | <p>My comments are about the traffic rules and street safety in our City Village. With Vancouver's largest elementary school in our village (Lord Selkirk Elementary) and a lot of walking/biking of kids, the roads surrounding and close by the school are not safe. Stainsbury needs speed bumps. The crossing Commercial Street with Stainsbury into E 20th needs walk sign lights/better pedestrian crossing. Commercial street needs bike lanes, Beatrix and Welwyn should be one way only, Welwyn and E 20th need a 4-way stop.</p> | Roos Warnaar | Kensington-Cedar Cottage | |
| 2026-07-04 | 04:01 | Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments | Other | <p>From a Resident of Vancouver, British Columbia: Submitting written comments to Council. 7.10 All persons submitting written comments to Council by paper or email related to any matter involving a Council meeting, a Standing Committee meeting or a Public Hearing are requested to state on their written comments their full name and whether they are a resident or non-resident of the City of Vancouver. https://vancouver.ca/files/cov/public-hearing-jul-14-2026.pdf Map 3: Proposed Generalized Land Use designation changes for parcels in the Central Villages They will eventually force people out by huge residential tax increases so they can build high</p> | Joe C | Kensington-Cedar Cottage | |

and low rises like downtown in the 1960s. It is ALL for the developer under the guise of social housing, back in the day, it was to create housing for the business districts.

To the Mayor and Council : HOW about the city making a by-law that only Red Seal Carpenters and indentured apprentices can do carpentry work? This is a requirement for Plumbers and Electricians and those putting in gas lines in, why not for Carpenters? Even the surveyor must be qualified, but not the carpenter?

To our Lord and Master; Premier David Eby: HOW about making a law and part of the BC Building Code that only Red Seal Carpenters and indentured apprentices can do carpentry work? This is a requirement for Plumbers and Electricians and those putting in gas lines in, why not for Carpenters? Even the surveyor must be qualified, but not the carpenter?

To our Supreme Overlord and Seer of all things; Prime Minister Mark Carney: HOW about making a law and part of the National Building Code that only Red Seal Carpenters and indentured apprentices can do carpentry work? This is a requirement for Plumbers and Electricians and those putting in gas lines in, why not for Carpenters? Even the surveyor must be qualified, but not the carpenter?

To ALL three levels of largely Dysfunctional Government: To put it bluntly and NOT to be construed as racist. BUT in this neck of the woods it seems to be nearly ALL building is by wholly unqualified South Asians and Chinese doing the work of Carpentry in years past it was the Italians. Many of the houses going back to even 1912 were built by non carpenters, THIS MUST CHANGE.

Example: regarding the fence at 5033 Prince Albert Street, the 4 x 6 treated ties under the fence did not use hot dipped galvanised spikes, just 8-10" common spikes. They did not compact the soil either, it is a joke.

I am NOT trying to be disparaging or rude, just blunt, but are you and your building departments morons? Or just take Graft from builders, developers and the real-estate boards like the Premier of Ontario?

My old friend at the end of the block with a very old house, often states "our house looks like a Saskatchewan farmer built it"

Near a 100 percent of the time when they rip down an old house and pull out the basement, the basement is NEVER replaced; and then put the wall footings just as deep or deeper to undisturbed soil.

BUT then within the walls that are back filled with at least 6 to 8 feet soil, you heard the right soil; diggings from their new job is put in.

THEN there is no proper soil compaction the bucket on the excavator just does a few tamps with the bucket,, it is a joke.As the ground settles the sewer line that is supposed to slope within the perimeter wall of 1/4" per foot does not the ABS bends and deflects up and down causing sewer blockages as time passes by.

THE aforementioned can not be fixed because the ass-hats in the building department. These building department folks allow gable end overhangs to be nailed on instead of using ladder rafters, first year apprentice stuff, shame shame.

NOT putting basements in does NOT save on concrete, it does NOT make it more accessible for the disabled and wheelchairs, As the ALL have more stairs that the older conventional houses being replaced. These ground level buildings that replace basements buildings to put it bluntly, are shit, built by those with NO proper qualified skills.

Radiant heating in the floors and concrete floor with NO block outs in the floors for those with disabilities and in wheelchairs to install lifts is barbaric as these shitty duplexes and town-homes is most what one can afford..... and you want to build more of this crap?

If blueprints and specifications are in English or French as the case maybe depending

| | | | | | | | |
|------------|-------|---|-------|---|---------------|-------------------|--|
| | | | | <p>where one is in Canada and those doing it.</p> <p>Once again Are you morons, do you and your building departments just take Graft from builders, developers and the real-estate boards like the Premier of Ontario?</p> <p>If those building can't read and write basic English or French at at-least a grade 6 level - BAN them from coming to Canada for anything other than just being a tourist! Basic English or French schooling to at least grade 6 to immigrate must a basic requirement after all ESL and FSL is FREE in Canada.</p> <p>If one is building and can't read and write English or French to at least a grade 9 or 10 level as the case maybe.</p> <p>HOW do YOU think anything is going to be BUILT RIGHT!! With the cheapo boss as a translator who is NOT always on site and who is not qualified either?</p> <p>I personally feel those running Canada at ALL levels and in particular the municipal level are NOT much better than typical corrupt politicians in American politics.</p> <p>Voting and democracy is NOT about putting someone in office; it is about removing a dysfunctional or biased or corrupt organ of government, DON'T FORGET THAT YOU ARE NOT KINGS OR QUEENS.</p> | | | |
| 2026-07-05 | 00:53 | Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments | Other | <p>While I generally support the concept of the village plan, I have 2 comments that I would like to make:</p> <p>1. Requirement for Commercial It is laudible to want to have commercial within walking distance for all, but is it reasonable? Currently, existing commercial areas such as Dunbar and Pt Grey are experiencing significant lack of small businesses; i.e. many empty storefronts. How will these areas fare, not to mention new commercial areas if additional commercial space is a requirement. My fear is that there will be a lot of empty retail which is of no value to anybody - residents, buiding owners and business owners.</p> <p>2. Residential Height of 6-8 Stories Given the current density apart from arterials in most of Vancouver, is it really reasonable to support 6-8 stories on predominantly single-family streets. Yes, we need to densify, but going from single family to 6 stories will not garner support from most residents. A transition from single family (generally 2-3 stories) to 3 storey multi-family buildings on sidestreets to 6 stories on high streets is more reasonable and probably more palatable to most. Besides, if you use 16th and Macdonald as an example, once you get 5 minutes from 16th either north or south, you will almost enter the adjacent village leaving almost none of the current areas intact. I think that a slower transition to multi-storey is a better solution than a sweeping change to 6-8 stories.</p> <p>Thank you for your attention</p> | Robert Heyman | Dunbar-Southlands | |

| | | | | | | | |
|------------|-------|---|-------|--|---------------|--------------------------|----------------------------|
| 2026-07-05 | 16:03 | Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments | Other | <p>The villages plan should be amended so that it prioritizes co-op, non-profit, and public housing. This type of development is intended to build housing where people actually want to live instead of those that make most profit. As we've seen with the recent government bail-out of for-profit condo developers, private developers create housing that is too small, expensive, and doesn't meet the needs of people who live in Vancouver.</p> <p>East side villages should also have requirements for below-market housing.</p> <p>There also needs to be more care to demonstrate how the plan will ensure that the commercial spaces are affordable to businesses that actually fill daily need (e.g. grocery, bakery, alterations/repair, pharmacy, hardware, cultural spaces).</p> <p>Within the village development, the city should be dedicating space for new public spaces and parks - using existing spaces for "social corners" is too small and insufficient. We need great public spaces, parks and sports fields. These should be built into the villages plan, not just referenced as gradually being created as they are now.</p> <p>Villages cannot just be incentives for developers - they need affordability, high-quality housing, and amenities and public spaces to be part of the plan.</p> | Rebecca Haber | Grandview-Woodland | |
| 2026-07-06 | 12:02 | Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments | Other | <p>As a resident of one of the village areas, I have several concerns that prevent me from fully endorsing the Plan in its current form.</p> <p>My primary concern is the potential property tax impact of assessing properties based on their "highest and best use." Given current market conditions, increased redevelopment potential does not necessarily translate into increased property value for homeowners, yet it could result in higher assessments and taxes. Without a clear exemption framework, this appears to be a de facto tax increase to address the shortfall in the City's budget (given the significant number of properties impacted), despite broad claims from the City that property taxes are not being raised.</p> <p>I am also concerned by the proposed restrictions on additions to existing homes. Homeowners should retain some flexibility to make modest additions to accommodate changing family needs. The plan should also recognize the environmental and economic value of newer homes. It is counterproductive to create incentives for the demolition of recently constructed buildings that meet modern building codes and have decades of useful life remaining.</p> <p>Finally, as a laneway home owner, I am concerned that the plan does not clearly address future laneway home stratification. While duplex owners can currently stratify their properties, laneway homeowners remain unable to do so. If future stratification is permitted, the Villages Plan should not prohibit it.</p> <p>I could support the Villages Plan if the City commits to:</p> <ul style="list-style-type: none"> - Ensuring a transparent property tax exemption framework for affected homeowners that takes a holistic view, including factoring in age of structures. - Allowing reasonable, modest additions to existing homes. - Confirming that any future laneway home stratification policies will apply within Village areas. | Kamelli Mark | Kensington-Cedar Cottage | |
| 2026-07-06 | 15:02 | Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments | Other | <p>Dear City Councillors and City Planning Staff,</p> <p>I am writing to you as a long-time homeowner at 3905 Alice Street, at the corner of E 22nd Avenue in the Cedar Cottage neighbourhood.</p> <p>I am reaching out not to oppose the proposed rezoning of our area, but to invite a conversation about whether the current plan truly serves the city's stated goals and whether there may be a more effective</p> | Jenn Barker | Kensington-Cedar Cottage | Appendix A |

path forward. I have concerns about planning logic, homeowner equity and the financial realities facing everyday Vancouverites. I also believe there is an opportunity to approach this issue differently. In 2020, my neighbours and I raised concerns with Councillor Fry and city council about density being approved in this area without corresponding investment in neighbourhood infrastructure. Developers were given breaks on community contributions in exchange for rental housing. While that may have been a good idea in principle, it has left our streets, intersections and services under pressure without the upgrades needed to support the added density. I raise this not as a grievance, but as important context. The infrastructure deficit in this neighbourhood is real, and the proposed rezoning would compound it further. With respect to the planners involved, I would ask council to take a fresh look at the geographic logic of the proposed rezoning area. The lots on lower Beatrice Street, closer to Stainsbury Avenue, represent a far more suitable location for commercial and mixed-use development. I have attached a map below for reference. Those lots are larger, less fragmented and already adjacent to existing mixed-use development and The Stainsbury. Development has been naturally clustering in that area for years. By contrast, the properties around E 22nd and Alice Street are smaller, most are undersized compared to standard lots, and they are interrupted by three intersecting roads and an alleyway. They also sit in what has functioned as a residential buffer between the activity on Commercial Street and Victoria Drive and Lord Selkirk Elementary School. From a development perspective, the numbers speak for themselves. Achieving comparable density in our area would require assembling approximately twenty separate properties, compared to roughly nine properties on the east side of lower Beatrice Street. Pushing commercial zoning toward an elementary school raises legitimate concerns about traffic, safety, and neighbourhood character that I do not believe have been adequately addressed in the current proposal. I also want to raise concerns about the proposed diversion of bike traffic to E 20th Avenue. This route presents real safety challenges. There are significant blind spots on the hill, and the intersection of Stainsbury Avenue, E 20th Avenue and Commercial Street is already under strain from density. To be clear, I am not against change. In fact, I support the intent of the Vancouver Villages Planning Program. The goal of creating more walkable neighbourhoods, diverse housing options, vibrant public spaces and local businesses is exactly what Cedar Cottage needs. The most important issue I want to raise is how commercial zoning affects existing homeowners and their ability to participate in that vision. The moment commercial zoning is introduced into a residential area, the financing options available to everyday homeowners effectively disappear. Programs at institutions like RBC and Vancity can help homeowners develop multi-unit residential properties on land they already own. These are meaningful and workable programs. Once that option is removed, what remains are commercial construction loans that require upfront payments of

25% or more, placing them out of reach for many homeowners. Commercial development also introduces additional costs and regulations. The result is predictable. Only large developers or investors can realistically act. Because those projects typically require costly land assemblies, higher rents and sale prices are often built into the economics from the start. We recently had some development on Commercial Street – the rent for the commercial spaces were so high that the developer just took over the space for the own office. This completely defeats the purpose. My neighbours and I have talked about how our own properties could be an example of what is possible. As a corner lot with frontage on two streets, 3905 Alice Street could, under the right financing framework, support four to five three-bedroom townhouses of approximately 1,500 square feet each, with either individual ground-floor commercial spaces or a shared community space available to local businesses or artists. Because the land is already owned, the economics are fundamentally different from a developer assembling multiple lots. Construction costs become the primary focus rather than land acquisition, changing the economics for both housing and commercial space. A small business leasing space in a building where the land was already owned does not need to absorb the costs of a large land assembly. I do not oppose rezoning in principle but under the current C-2D proposal, many existing homeowners would effectively be left with two options: hold indefinitely without a viable path to commercial/residential development or sell to a developer. I believe council has an opportunity to pursue solutions that empower existing homeowners, create more attainable housing and break the cycle of concentrating development opportunities in the hands of a small number of well-capitalized players. This is not a theoretical idea. It is a real opportunity. If the city is committed to changing the zoning in this area, I would ask council to seriously explore a framework that gives existing homeowners opportunities to participate to the vision. This could include maintaining residential-compatible zoning that allows homeowners to access existing multi-unit development financing - giving them the choice to develop with or without commercial units and not take that option away. It could also include creating pathways for neighbours to collaborate on small-scale development and have access to programs that help navigate the commercial financing requirements. Or better yet, create programs to help fund/loan the deposits needed to secure construction loans. Where ground-floor retail or community space is desired, priority could be given to local businesses and community uses, rather than large commercial tenants. I recognize this is an elec[on year, and I believe the conversa[on I am proposing represents exactly the kind of policy innova[on Vancouver residents are looking for. The cycle of approving density, a\rac[ng large developers, driving up land values and then wondering why housing remains unaffordable is not working. There is a different conversa[on to be had - one that starts with the people who already live here, already own land here and are ready to be part of the

| | | | | | | | |
|------------|-------|---|-------|---|--------------------|--------------------------|------------------------------|
| | | | | <p>solu[on if given the tools to do so. I would very much welcome the opportunity to meet with you, your staff, or the relevant city planners to discuss this further if this seems like a feasible conversa[on. Thank you for your [me and for the work you both do on behalf of the residents of Vancouver . Sincerely, Jenn Barker [REDACTED] Vancouver, BC</p> | | | |
| 2026-07-06 | 23:17 | Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments | Other | <p>For the Macdonald and 16th Ave Village plan, the focal point intersection is MacDonal and 16th. The current proposal's east boundary is to Vine st, about 5 blocks east of Macdonald. Yet the west boundary extends only to Balaclava, 3 blocks from MacDonald. As Blenheim is also an arterial road, I suggest the village boundary be extended west to Blenheim (where there is already a commercial property at the corner of Blenheim and 16th). This makes more sense as a village. In addition, the natural elevation of the landscape along 16th is distinctly different west of Blenheim so geographically the village boundary from Blenheim is logical.</p> | Brian Wong | Arbutus Ridge | |
| 2026-07-07 | 12:46 | Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments | Other | <p>I have no problem with a single block on either side of Nanaimo St. being upzoned, but the blocks west of Garden Drive are home to many unregistered suites and divided houses in what the city likes to pretend are "single-family homes". Any new development here will displace a large number of people who are currently able to live within their means, either by living in these so-called illegal suites. or by renting them out to help with a mortgage. Grandview is already a "village", as people of all lifestyles, races, religions, and income levels, find common ground here and make friends. Please take a closer look at this neighbourhood with a character that currently works for everyone. Please don't break it with this disruptive plan.</p> | Christine Allen | Grandview-Woodland | |
| 2026-07-07 | 21:37 | Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments | Other | <p>When driving north along Knight Street, one of the best views over the harbour, mountains, and city is revealed. It is one of the only places in central Vancouver to get a glimpse of the water and ships, and it offers an unobstructed panorama of the north-shore mountains and the snow-line as it creeps down lower in winter. As the proposed Knight / 33 Ave village will add building height in this area, I request that Council pass a motion to review a potential new Protected Public View (originating around Knight and 37th Avenue, and the adjacent Kensington Park) to ensure that increased building heights in this village do not negatively impact this magnificent viewscape. I attach an image that does not do the view justice.</p> | Lourette Swanepoel | Kensington-Cedar Cottage | Attachment 1 |

Dear City Councillors and City Planning Staff,

I am writing to you as a long-time homeowner at [REDACTED], at the corner of E 22nd Avenue in the Cedar Cottage neighbourhood.

I am reaching out not to oppose the proposed rezoning of our area, but to invite a conversation about whether the current plan truly serves the city's stated goals and whether there may be a more effective path forward. I have concerns about planning logic, homeowner equity and the financial realities facing everyday Vancouverites. I also believe there is an opportunity to approach this issue differently.

In 2020, my neighbours and I raised concerns with Councillor Fry and city council about density being approved in this area without corresponding investment in neighbourhood infrastructure. Developers were given breaks on community contributions in exchange for rental housing. While that may have been a good idea in principle, it has left our streets, intersections and services under pressure without the upgrades needed to support the added density. I raise this not as a grievance, but as important context. The infrastructure deficit in this neighbourhood is real, and the proposed rezoning would compound it further.

With respect to the planners involved, I would ask council to take a fresh look at the geographic logic of the proposed rezoning area. The lots on lower Beatrice Street, closer to Stainsbury Avenue, represent a far more suitable location for commercial and mixed-use development. I have attached a map below for reference.

Those lots are larger, less fragmented and already adjacent to existing mixed-use development and The Stainsbury. Development has been naturally clustering in that area for years. By contrast, the properties around E 22nd and Alice Street are smaller, most are undersized compared to standard lots, and they are interrupted by three intersecting roads and an alleyway. They also sit in what has functioned as a residential buffer between the activity on Commercial Street and Victoria Drive and Lord Selkirk Elementary School.

From a development perspective, the numbers speak for themselves. Achieving comparable density in our area would require assembling approximately twenty separate properties, compared to roughly nine properties on the east side of lower Beatrice Street. Pushing commercial zoning toward an elementary school raises legitimate concerns about traffic, safety, and neighbourhood character that I do not believe have been adequately addressed in the current proposal.

I also want to raise concerns about the proposed diversion of bike traffic to E 20th Avenue. This route presents real safety challenges. There are significant blind spots on the hill, and the intersection of Stainsbury Avenue, E 20th Avenue and Commercial Street is already under strain from density.

To be clear, I am not against change. In fact, I support the intent of the Vancouver Villages Planning Program. The goal of creating more walkable neighbourhoods, diverse housing options, vibrant public spaces and local businesses is exactly what Cedar Cottage needs. The most important issue I want to raise is how commercial zoning affects existing homeowners and their ability to participate in that vision.

The moment commercial zoning is introduced into a residential area, the financing options available to everyday homeowners effectively disappear. Programs at institutions like RBC and Vancity can help homeowners develop multi-unit residential properties on land they already own. These are meaningful and workable programs. Once that option is removed, what remains are commercial construction loans that require upfront payments of 25% or more, placing them out of reach for many homeowners. Commercial development also introduces additional costs and regulations.

The result is predictable. Only large developers or investors can realistically act. Because those projects typically require costly land assemblies, higher rents and sale prices are often built into the economics from the start. We recently had some development on Commercial Street – the rent for the commercial spaces were so high that the developer just took over the space for the own office. This completely defeats the purpose.

My neighbours and I have talked about how our own properties could be an example of what is possible. As a corner lot with frontage on two streets, 3905 Alice Street could, under the right financing framework, support four to five three-bedroom townhouses of approximately 1,500 square feet each, with either individual ground-floor commercial spaces or a shared community space available to local businesses or artists.

Because the land is already owned, the economics are fundamentally different from a developer assembling multiple lots. Construction costs become the primary focus rather than land acquisition, changing the economics for both housing and commercial space. A small business leasing space in a building where the land was already owned does not need to absorb the costs of a large land assembly.

I do not oppose rezoning in principle but under the current C-2D proposal, many existing homeowners would effectively be left with two options: hold indefinitely without a viable path to commercial/residential development or sell to a developer. I believe council has an opportunity to pursue solutions that empower existing homeowners, create more attainable housing and break the cycle of concentrating development opportunities in the hands of a small number of well-capitalized players. This is not a theoretical idea. It is a real opportunity.

If the city is committed to changing the zoning in this area, I would ask council to seriously explore a framework that gives existing homeowners opportunities to participate to the vision. This could include maintaining residential-compatible zoning that allows homeowners to access existing multi-unit development financing - giving them the choice to develop with or without commercial units and not take that option away. It could also include creating pathways for neighbours to collaborate on small-scale development and have access to programs that help navigate the commercial financing requirements. Or better yet, create programs to help fund/loan the deposits needed to secure construction loans. Where ground-floor retail or community space is desired, priority could be given to local businesses and community uses, rather than large commercial tenants.

I recognize this is an election year, and I believe the conversation I am proposing represents exactly the kind of policy innovation Vancouver residents are looking for. The cycle of approving density, attracting large developers, driving up land values and then wondering why housing remains unaffordable is not working. There is a different conversation to be had - one that starts with the people who already live here, already own land here and are ready to be part of the solution if given the tools to do so.

I would very much welcome the opportunity to meet with you, your staff, or the relevant city planners to discuss this further if this seems like a feasible conversation.

Thank you for your time and for the work you both do on behalf of the residents of Vancouver.

Sincerely,

Jenn Barker



Vancouver, BC



August 11, 2019

Beatrice St

Beatrice St

Beatrice St

E 22nd Ave

E 22nd Ave

Alice St

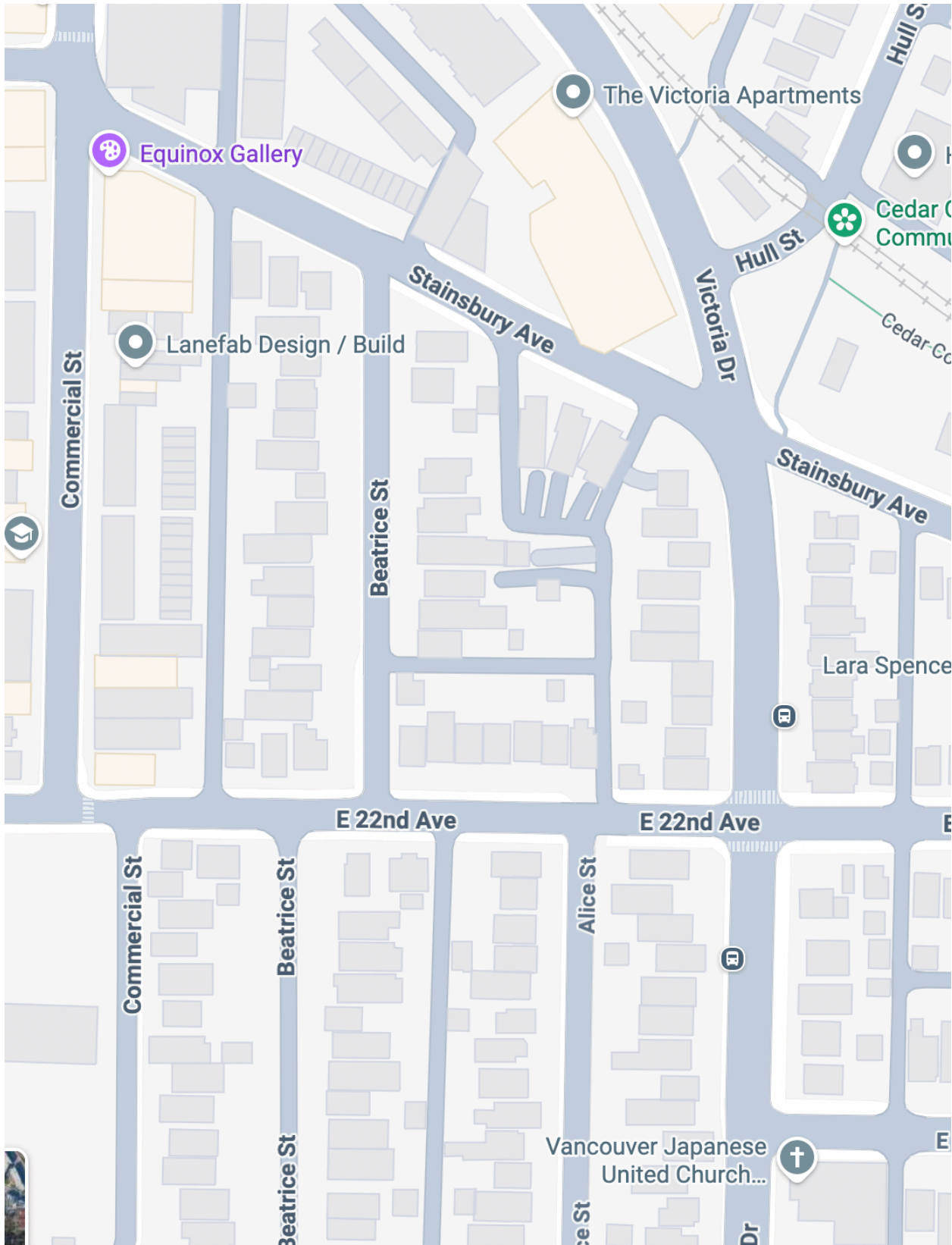
Victoria Dr

Victoria Dr

The Stainsbury

Library -
series

Google Maps



Equinox Gallery

Lanefab Design / Build

The Victoria Apartments

Cedar Community

Lara Spence

Vancouver Japanese United Church...

Commercial St

Beatrice St

Stainsbury Ave

Victoria Dr

Stainsbury Ave

Hull St

E 22nd Ave

E 22nd Ave

Commercial St

Beatrice St

Alice St

Dr

Dr

E

E

E

E

E

E

E

E

E

E

E

E

E

E

E